



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 29.07.2026.

Item No. 327.18

Continuation of registration under Section 7(3) of the RERA Act, 2016.

Promoter: Seagull Buildwell Pvt. Ltd.

Project: An Industrial Colony on land measuring 46.181 acres situated in Village Bhigan, Tehsil Gannaur, District Sonapat.

Reg. No.: HRERA-PKL-SNP-138-2019 dated 24.07.2019 valid upto 29.02.2024. First extension granted upto 30.09.2025.

Temp ID: 623-2019.

Present: Sh. Jyoti Sidana on behalf of promoter and Sh. Kuldeep Singh from Bandhan Bank.

1. The Authority had registered the project on 24.07.2019. Now, vide letter dated 29.09.2025, the promoter has applied for continuation of registration under Section 7(3) of the RERA Act, 2016. The promoter has submitted an online application and Form REP-V mentioning that: -

- i. Percentage of works executed at the time of last extension was 85%.
- ii. As per CA, Engineer and Architect Certificate, percentage completion of works is 96%.
- iii. The promoter has paid ₹ 6,68,000/- as extension fee which is in order.
- iv. License No. 03 of 2019 dated 11.01.2019 has been renewed up to 10.01.2026.
- v. 95 Plots have been sold as on 30.06.2024. Commercial site-I has been sold to third Party on 15.12.2021 to M/s A One Investments and Export and No SCO plan / building plan have been approved for this Site.
- vi. Commercial site-II has been sold to third Party on 11.06.2024 to M/s Katyani Constructions and No SCO plan / building plan have been approved for this Site.



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- vii. That the Affording Industrial Housing falling in this Project has been migrated to DDJAY Colony and the area of this Project is revised by issuance of Additional License No. 119 of 2025 dated 11.07.2025 over land measuring 32.95625 Acres.
- viii. That they shall apply separately for the said Residential DDJAY Part as well as Additional Industrial Colony for Registration, after issuance of Zoning Plan.
- ix. That the Development works of all services have been completed at site for area measuring 46.18125 acres and the application for grant of completion certificate is in process.
- x. Following reasons for delay have been mentioned by the promoter.
- xi. Nationwide Lockdown from Mid-March till May-June 2020 and due to second wave of Covid-19 pandemic in the Year 2021.
- xii. They have completed almost 100% of development works and the Project completion certificate for 46.18125 acres shall be issued within next 4-5 months.
- xiii. Development works including services have been laid down at site for the entire Project.
- xiv. ₹ 41,300 and ₹ 10,000/- for auditor's fee and public notice fee has been deposited.
- xv. Vide letter dated 28.10.2025, KKMK & Associates were appointed as auditors and public notice was issued in newspapers for inviting objections from general public, on which no objections have been received from the general public.

2. The Auditor had submitted its report on 08.12.2025, which was sent to the promoter through mail on which no comments were received. The audit report was placed before the Authority in its last meeting held on 24.12.2025. The Authority was of the view that the audit report received from the auditor is not in order and also observed that all three RERA bank A/c are in different banks. Sh. Jyoti Sidana, who was present during the hearing, explained about the anomalies. The promoter was directed to file pointwise reply in annotated form along with the supporting documents and year wise financial details of the project before the next date of hearing failing which revocation proceedings as per section 7 of the RERA Act, 2016 shall be initiated.

3. On 11.03.2026, Sh. Jyoti Sidana appearing on behalf of the promoter informed that they have filed reply to the observations in the registry on 09.03.2026. The Authority directs the office to examine the reply and put it up on the next date of hearing. Further, the auditor has pointed out that the RERA Banks have been opened by the promoter in different banks. Therefore, the promoter was directed to clarify the same. The promoter was further directed to clarify point (vii) above, since the license has been granted for industrial plotted colony.

4. Vide reply dated 09.03.2026, the promoter has submitted as under: -



S. No.	Scope of Audit	Auditors Observations	Auditee Reply
1.	Detail of Seperate RERA Bank Account of the Project in which 70% of the amount realized from the allottee are being deposited	Following Account opened by the Auditee as under: 1. 100% - 10190001681013 Bandhan Bank 2. 70% - 90601010010206 Canara Bank Further, the Bandhan Bank Account (100%) was dormant for the period from 01.12.2022 to 12.05.2025 and thus all the transactions were carried out from Canara Bank (70% Account).	Opened on 18.03.2019 for the project under consideration. That the plots have been sold before year and no fresh collection were executed in this account. One of the Director Sh. Naresh Jaggi have also resigned from the Company in Oct 2023, hence the account was not reactivated due to that. Further, the account was revised in May 2025.
2.	Verification of receipts issued with the amount received into RERA Account	Further the amounts have been deposited into Canara Bank i.e. 70% account instead of the escrow account i.e. Bandhan Bank Account, as the said collection account was formant during these years.	As per Auditor, Auditee has complied with the provisions and Auditors opinion is Satisfactory.
3.	Details of Withdrawals and utilization of funds.	As per opinion of the Auditor, the withdrawals are in proportion to 75-80% in compliance of the provisions of Section 4(2)(1)(D) of RERA Act.	As per Auditor, Auditee has complied with the provisions and Auditor's opinion is Satisfactory and more than 70% of amount deposited in RERA Separate bank Account.
4.	Site Visit and Site Details	The concerned photographs of the Project stands submitted by the Auditor to the Hon'ble RERA Authority.	In this respect, it is to submit that the Project is completed in all respect, as on date. The application for grant of Completion Certificate of 46 Acres have been submitted to DTCP Haryana. Reports from CE, HSVP and STP/DTP Sonipat have already sent to DTCP and is satisfactory. The services have been laid down at our end. The completion may expected in next 2-3 Month's period.
5.	Verification of Surrendered / Resumed / Cancelled / Restored units.	There are no such plots cancelled/ surrendered in this Project.	No Plots have been cancelled/ surrendered in this Project by the allottees.
6.	Verification of Quarterly Progress Reports	The QPR have been examined and matched with closing balance in the Bank Statements at end of respective quarter.	That the Quarterly Progress Report stands submitted to the Portal of the Hon'ble RERA Authority.



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5. Further, License has been renewed and is valid till 10.01.2027. The promoter therefore requested to extend the Registration upto 30.09.2026.
6. The promoter has not replied to the observations of Authority dated 11.03.2026, wherein it was pointed out that RERA Banks have been opened by the promoter in different banks. The promoter was further directed to clarify point (vii) above, since the license has been granted for industrial plotted colony.
7. On 08.04.2026, the Authority decided to grant one last opportunity to the promoter to submit a reply to the observations of Authority dated 11.03.2026 failing which request for extension shall be rejected. Further, since Canara bank and Bandhan bank have not opened the bank accounts as per RERA norms, the promoter was directed to call the officers well aware of the facts from both the banks.
8. Vide reply dated 12.05.2026, the promoter has informed that the Authority has got conducted the Audit of the Project in which certain anomalies have been pointed out w.r.t. Bank Accounts of the Project into multiple banks. The Authority also directed to clarify about Affordable Industrial Housing which is changed to DDJAY Colony. They submitted that:
- The said Affordable Industrial Housing was approved by the DTCP Haryana in the year 2019 while issuance of License of 46.118125 acres and approving the Layout Plan. The said Project is revised by addition of area measuring 32.95625 acres and the said Affordable Industrial Housing has changed to DDJAY Colony, which is permissible as per Government Policy of Industrial Plotted Colony.
 - They requested the Authority for prior permission to allow them to open all three New Bank Accounts for the 46.18125 acre Project (RERA No. HRERA-PKL-SNP-138-2019 dated 24.07.2019)
9. On the last date of hearing, i.e., 13.05.2026, the Authority was of the view that representatives from Canara bank and Bandhan bank have not come present before the Authority as directed vide orders dated 08.04.2026, therefore the promoter was directed to call the officers well aware of the facts from both the banks on the next date of hearing. Further, the permission to open new accounts was granted subject to the imposition of a cost of ₹1 Lakh for not maintaining the accounts as per RERA norms which should be deposited a week before the next date of hearing.
10. Today, Sh. Jyoti Sidana appearing on behalf of the promoter informed that they are depositing the cost of ₹1 Lakh and are in process of opening new bank accounts permitted by the Authority. Further, in reply to para no. vii of the letter dated 29.09.2025 (as mentioned above), the promoter informed that the Affordable Industrial Housing component earlier



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falling within the project has been migrated to DDJAY Plotted Colony, and accordingly the project area has been revised by issuance of Additional License No. 119 of 2025 dated 11.07.2025 over land measuring 32.95625 acres, which is now registered with the Authority. The Building Plans of the Affordable Industrial Housing (Affordable Group Housing) have not been approved, as the said component has now been changed to DDJAY Plotted Colony. In this revised component, plots are to be developed in place of the earlier proposed group housing.

Further, Sh. Kuldeep Singh from Bandhan Bank was apprised that the bank is violating the RBI guidelines by changing the current account into collection account. The Authority further warned the bank that if in future any kind of siphoning of amounts is noticed then the same would be recovered from the bank. A show cause notice in this regard be issued by the office to both the banks for violating guidelines of RBI with a copy of the same to head bank. The Authority therefore directed the representatives of the bank to submit their stand on this alongwith the complete account details, amount collected and transferred from the accounts.

11. Adjourned to 09.09.2026



True copy

Secretary (Acting),
HREERA, Panchkula

A copy of the above is forwarded to Advisor, HREERA Panchkula, for information and taking further action in the matter.

[Signature]
26/8/26
STP

LA - Shybam

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26/8/26

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